



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

MARCH 1, 2007

PRESENT: Martin, Hinkle, Maxey

ABSENT: Pyle

LATE: None

STAFF: Senior Planner (SP) Tolentino, Senior Planner SP Linder, Assistant Planner (AP) Phillips

REGULAR MEETING

Chairman Martin called the meeting to order at 7:03 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

MINUTES: None

CONSENT CALENDAR:

- 1) **UNIFORM SIGN PROGRAM, USP-07-01: COCHRANE – DINAPOLI/BROWMAN:** A request for approval of a uniform sign program for a 657,250-sf shopping center located on a 66.49-acre site at the northeast quadrant of Cochrane Rd and Highway 101 in a Planned Unit Development (Highway Commercial) zoning district (APNs 728-37-001, -002, -004, -005 & -007).

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

ARCHITECTURAL REVIEW BOARD MINUTES

March 1, 2007

Page 2

PUBLIC HEARING:

- 1) **SITE REVIEW, SR-06-28: MYRTLE-SMITH/MATAYA:** A request for site, architectural and landscape plan approval for a small commercial/residential mixed-use development proposed on a .17 acre site located at 75 Myrtle Ave. (APN 817-01-046)

BOARD MEMBERS HINKLE/MAXEY MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING ADDED AS OTHER CONDITIONS:

1. Prior to the issuance of a building permit a revised site plan shall be brought back for Board approval as a plan detail. The revised site plan shall include existing and proposed utilities information and existing and proposed easement information.
2. Prior to the approval of a final site plan, the applicant shall install a story pole of the same height at the proposed front setback line. The pole shall be installed at least 10 days prior to the scheduled hearing for the site plan approval.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

- 2) **SITE REVIEW, SR-06-27: BARRETT-SYNCON HOMES:** A request for site, architectural and landscape plan approval for a 52-unit single-family detached development proposed on a 13.5 acre site located between San Pedro Ave. and Barrett Ave. immediately south of San Ramon Dr. (APNs 817-59-060 and 817-57-001)

BOARD MEMBERS HINKLE/MAXEY MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING MODIFICATIONS:

1. Delete E on Page 9 of the Standard Conditions.
2. Delete condition EE on Page 17 if the Standard Conditions.
3. Amend Other Condition No. 11, page 21 to read as follows: "Underground over head utilities or pay an in-lieu fee along the project's 153 ft of San Pedro Ave frontage"

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

ARCHITECTURAL REVIEW BOARD MINUTES

March 1, 2007

Page 3

- 3) **SITE REVIEW, SR-07-01: JARVIS-SOUTH VALLEY DEVELOPERS:** A request for site, landscape and architectural plan approval for the construction of 134 townhome and condominium units on an approximate 9.3-acre site. The 134 units are part of a larger 229-unit project referred to as Madrone Plaza located at the southeast corner of Cochrane Rd. and Monterey Rd. in an R3 zoning district (APN 726-25-076).

BOARD MEMBERS HINKLE/MAXEY MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING CONDITION APPROVAL:

1. All conditions of approval which are redundant of conditions applied to the project as part of other Planning approvals shall be deleted from Exhibit A "Standard Conditions." The revised "Standard Conditions" for the Site Review approval shall be return for approval of the Board as a consent calendar item.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

ANNOUNCEMENTS:

NONE

ADJOURNMENT: Chair Martin adjourned the meeting at 9:10 p.m.

MINUTES PREPARED BY:

**Terry Linder
Meeting Coordinator**